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HEWITT ADAMS
ESTATE & LETTING AGENTS

Carlton Close, Neston, CH64 6TD

Offers Over £315,000

3 Bedroom | 2 Reception | 1 Bathroom | D

Perfect First Time Buy - Highly Sought After Parkgate Location - Scope to Extend - A Must View Property

Hewitt Adams are delighted to offer this stunning three-bedroom semi-detached house situated on the ever so popular Carlton Close. A short distance from excellent local amenities, transport links and fantastic school catchment area. The property boasts a private and generous plot and offers further scope for development (subject to relevant planning consents) Further affording off road parking, gas central heating, double glazing throughout and a separate garage.

In brief the accommodation comprises, entrance hallway, spacious lounge leading to dining area, beautifully fitted kitchen. To the first floor there are three well sized bedrooms and a bathroom.

Externally, to the front of the property there is a beautifully kept front garden comprising a range of mature shrubs, laid to lawn area, low level wall boundary, gated access to the garden.

The rear garden is a generous size and is beautifully landscaped with laid to lawn areas, established borders, vegetable plots, Indian stone patio, timber shed with power. There is gated access to the block paved driveway providing off road parking and garage access.

Viewing is highly advised.

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Entrance Hall
13'01 x 5'11 (3.99m x 1.80m)
Stairs to first floor, central heating radiator, understairs storage cupboard, doors to;

Living Room
15'11 x 10'11 (4.85m x 3.33m)
Window to front aspect, central heating radiator, double doors to dining area.

Dining Area
11'01 x 9'03 (3.38m x 2.82m)
French door to rear, central heating radiator.

Kitchen
11'00 x 7'06 (3.35m x 2.29m)
A beautifully fitted kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, cooker, gas hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash back, plinth heater, inset spotlights, window to rear aspect and door leading to side.

Landing
Window to side aspect, loft access hatch with pull down ladder, doors to;

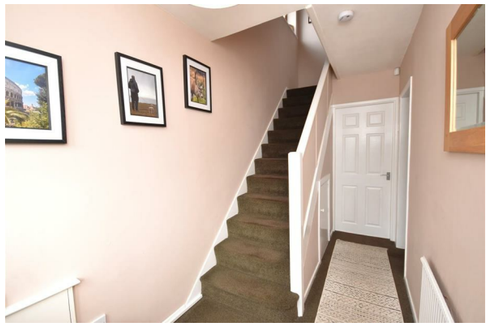
Bedroom 1
15'06 x 10'03 (4.72m x 3.12m)
Box window to front aspect, central heating radiator, fitted wardrobes.

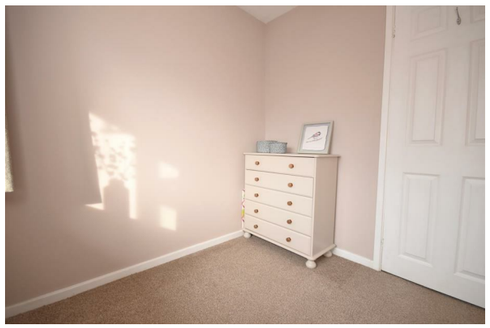
Bedroom 2
10'06 x 10'06 (3.20m x 3.20m)
Window to rear aspect, central heating radiator, storage cupboard.

Bedroom 3
7'06 x 6'04 (2.29m x 1.93m)
Window to front aspect, central heating radiator.

Bathroom
7'05 x 6'02 (2.26m x 1.88m)
Comprising; WC, wash hand basin with vanity storage, bath with shower over, window to rear elevation, inset spotlights, central heating radiator.

Garage
17'01 x 8'09 (5.21m x 2.67m)
Up and over door, two windows to side elevation, lighting and power.





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